

Scottsdale ridge Covered Parking Variance Request

Shea Commercial is currently developing the Scottsdale ridge office and retail development located at the northeast corner of Deer Valley and Scottsdale Roads. The project is approximately 14.4 acres in size and is zoned C-2 (Commercial Retail) and C-O (Commercial Office). The proposed retail building comprises 16,000 square feet of retail and restaurant space located adjacent to Scottsdale Road, approximately 250 feet north of Deer Valley Road. The proposed office complex includes one, two-story office building located at the immediate northeast corner of Deer Valley and Scottsdale Roads and eleven, one-story buildings located to the east. The two-story building comprises 40,000 square feet of office space and the one-story buildings range in size from approximately 5,000 square feet to approximately 9,000 square feet.

The request seeks a variance to the setback requirement in the C-O zoning district. The Zoning Ordinance requires that structures provide a minimum fifty (50) foot rear yard setback when the rear yard is adjacent to a single-family residential district.

The specific request pertains to proposed parking canopies located adjacent to the east property line, just north of Deer Valley Road. The adjacent property is zoned R1-43 and is developed with an electrical substation owned and operated by Arizona Public Service. A thirty (30) foot landscape setback is provided between the east property line and the parking canopy structures.

While the Zoning Ordinance standard specifies a large setback for the purpose of transition from residential to commercial use, the existing substation use, while located in a residential zoning district, is commercial or industrial in nature. Approval of this request will not be detrimental to any area residential properties.

Justification of Variance

Scottsdale Ridge

Background

Shea Commercial is currently developing the Scottsdale Ridge office and retail development located at the northeast corner of Deer Valley and Scottsdale Roads. The project is approximately 14.4 acres in size and is zoned C-2 (Commercial Retail) and C-O (Commercial Office). The proposed retail building comprises 16,000 square feet of retail and restaurant space located adjacent to Scottsdale Road, approximately 250 feet north of Deer Valley Road. The proposed office complex includes one, two-story office building located at the immediate northeast corner of Deer Valley and Scottsdale Roads and eleven, one-story buildings located to the east. The two-story building comprises 40,000 square feet of office space and the one-story buildings range in size from approximately 5,000 square feet to approximately 9,000 square feet.

This request seeks a variance to the rear yard setback requirement in the C-O zoning district. The Zoning Ordinance requires that structures provide a minimum fifty (50) foot rear yard setback when the rear yard is adjacent to a single-family residential district.

The specific request pertains to proposed parking canopies located adjacent to the east property line, just north of Deer Valley Road. The parking canopies are considered by the Zoning Ordinance as structures for setback purposes. The adjacent property is zoned R1-43 and is developed with an electrical substation owned and operated by Arizona Public Service. A thirty (30) foot landscape setback is provided between the east property line and the parking canopy structures.

1. Special circumstances/conditions exist which do not apply to other properties in the district.

The requested variance applies to a standard that is intended to provide a reasonable setback to commercial structures from residential properties. The adjacent property is not now and never will be used for residential purposes. In fact, the utility substation use could be considered as a use that is more intensive than commercial office uses and therefore, the setback buffer is not necessary.

2. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights.

In the desert environment, covered parking areas are standard and expected amenities in commercial office projects. The requested variance will provide for covered parking for office users in an appropriate location of the project.

3. Special circumstances were not created by the owner or applicant.

The proposed variance will provide a consistency of site design provided at other retail and office projects in Tempe. Given the design quality and area context of this use, there is no impact from the requested variances.

- 4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or the public welfare in general.**

The proposed variance does not alter or subvert the intent of the Ordinance setback provision. Given the adjacent quasi-industrial substation use, the provided 30-foot landscape setback is more than adequate and consistent with the quality of the open space provided for the project. The provision of covered parking structures on the property is not detrimental to the area or area residential properties. The proposed office services are of benefit to the area and the City of Scottsdale.



15-BA-2005
11/17/2005



Location Map

DFD CornoyerRedrick

architecture
landscape architecture
space planning
facilities management
land planning
landscape architecture
graphic design

0' 200' 400' 600' 800'

All calculations are approximate and subject to design.



Scottsdale Ridge
Scottsdale, Arizona

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SHEA
Commercial

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